

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF NOVEMBER 19, 2015**

MEMBERS PRESENT:

Jill Fieldstein, Chairperson; Blythe Yost, Vice-Chairperson; Brian Terry;
Bruce Jensen; Brian Aitcheson; Andrew Andrews and
Deborah Stuhlweissenburg

Member Absent: None

Also Present: Richard Pakola, Deputy Town Attorney and Cheryl Coopersmith,
Chief Clerk

Jill Fieldstein, Chairperson, called the meeting to order at 7:30 p.m.
Ms Fieldstein read the agenda. Hearings as listed on this meeting's agenda
which are made a part of these minutes were held as noted below.

The Sisters of St. Dominic of Blauvelt	ACABOR #15-54
Review of Heating & Cooling Roof System Plan 496 Western Highway, Blauvelt 74.06/3/1.1; R-40 zoning district	Approved as Presented

Aerco International HVAC Rooftop Plans	ACABOR #15-55
Bradley Corporate Park Review of HVAC Rooftop Units 100 Oritani Drive, Blauvelt 70.06/1/1.13 (1.12); LO zoning district	Approved as Presented

Luigi O'Grady's Deli Sign Plan	ACABOR #15-56
Review of Sign Plan 106 No. Middletown Road, Pearl River 69.13/1/3; CC zoning district	Approved as Presented

DePaola Garage Plan	ACABOR #15-57
Review of Garage Plan 116 So. Highland Avenue, Pearl River 68.14/3/22; R-40 zoning district	Approved as Presented

A motion was made to adjourn the meeting by Blythe Yost and seconded by
Jill Fieldstein and agreed by all in attendance. The Decisions on the above
hearings, which Decisions are made by the Board before the conclusion of the
meeting, are mailed to the applicant. The verbatim minutes are not transcribed,
but are available. As there was no further business before the Board, the
meeting was adjourned at 8:15 p.m. The next ACABOR Meeting is scheduled
for December 3, 2015.

Dated: November 19, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

TOWN OF ORANGETOWN
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TOWN CLERKS OFFICE

**ACABOR #15-54: Sisters of Saint Dominic of Blauvelt Heating and Colling
System Plan: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

November 19, 2015

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TO: David Reeves, 496 – 500 Western Highway, Blauvelt,
New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: Sisters of St. Dominic of Blauvelt Plans: Application of Sisters of St. Dominic, Inc., owner, for the review of a Heating and Cooling Roof System Plan at a site known as “**Sisters of St. Dominic of Blauvelt Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 496 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1.1; in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 19, 2015**, at which time the Board made the following determinations:

David Reeves appeared and testified for the applicant. The Board received the following items:

A. Architectural Views and Elevations prepared by Fellenzer Engineering LLP Sheet: A100 - dated September 28, 2015: Photographs of building noting location of proposed A/C units located on roof, front, rear and side elevations.

B. Specification sheet: Fujitsu: UTR BP090X Airstage

C. Ground Floor Heat Pump Plan dated October 20, 2015.

D. Material Sheet unsigned.

E. A copy of the Building Permit Referral, dated October 22, 2015.

FINDINGS OF FACT:

1. The Board found that the proposed heating and cooling system would be mounted on the flat part of the roof behind the Chapel. The new systems are approximately 4 feet in height and are partially shielded from view by the gabled roof. The applicant noted that some of the units may be visible in the Chapel courtyard.
2. The Board found that the building is very old and the Sisters are trying to modernize the cooling systems by removing the window units, as well improving the overall appearance of the building.
3. The Board found that the applicant noted that the sound created by the new roof mounted system would be negligible compared to the sounds created by the old existing window units. The applicant held that the design engineer for the project designed a quiet system.

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TOWN OF ORANGETOWN

**ACABOR #15-54: Sisters of Saint Dominic of Blauvelt Heating and Colling
System Plan: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**November 19, 2015
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The hearing was then opened to the Public.

Public Comment:

Pat and Steven Tinston, 23 Goehring Curve, Blauvelt, raised concerns regarding the noise to be created by the new heating and cooling system. They said that the existing system creates very loud noises that can be heard throughout their home, and presented a recording of the noise. As the Tinstons indicated, however, the recorded noise they presented was not from the Sisters of Saint Dominic's systems, but from the systems associated Dominican College that sits across the street from the Sisters of Saint Dominic. The Board considered the Tinston's comments and determined that the (1) the Sisters of Saint Dominic do not own or control Dominican College, and (2) based on the evidence presented, the noise level from the new systems would be lower than the existing window units and, therefore, would not exacerbate the noise levels emanating from the unrelated Dominican College systems that can be heard at the Tinstons' home.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, Chairperson; aye, Blythe Yost, Vice-Chairperson; aye, Brian Terry; aye, Bruce Jensen; aye, Brian Aitcheson; aye, Andrew Andrews, aye, and Deborah Stuhlweissenburg aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: November 19, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
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TOWN CLERKS OFFICE

ACABOR #15-55: Aerco International Roof- top HVAC Units: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

November 19, 2015

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TO: Robert Dineen, Aerco International, 100 Oritani Drive, Blauvelt, New York, 10913
FROM: Architecture and Community Appearance Board of Review

RE: Aerco International HVAC Rooftop Plans: Application of Aerco International, applicant, for Bradley Industrial Park, owner, for the review of Rooftop HVAC Units, at a site known as “**Aerco International Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 100 Oritani Drive, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.06, Block 1, Lots 1.13 & 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 19, 2015**, at which time the Board made the following determinations:

Daniel Mellon, Jon Magee and Robert Dineen appeared and testified for the applicant. The Board received the following items:

- A. Plan prepared by William Truss Engineering, dated March 17, 2010, Drawing S-3, Roof Framing Plan, attachment of Trane Product catalog, dated August 2010
- B. Copy of Material Sheet, signed by Robert Dineen, dated October 27, 2015.
- C. Copy of prior ACABOR Decision #14-02 dated February 20, 2014, Approved as Presented.
- D. A letter to the Board signed by Robert S. Dineen, Quality/Facilities Manager, AERCO International.
- E. A copy of the Building Permit Referral, dated October 15, 2015.

FINDINGS OF FACT:

1. The Board found that the proposed HVAC roof-top units would be placed approximately 100 from the roof edge. The building is 32 feet in height and the closest residential property is 700 feet to the south of the edge of the building.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Deborah Stuhlweissenburg and carried as follows; Jill Fieldstein, Chairperson; aye, Blythe Yost, Vice-Chairperson; aye, Brian Terry; aye, Bruce Jensen; aye, Brian Aitcheson; aye, Andrew Andrews, aye, and Deborah Stuhlweissenburg aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: November 19, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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TOWN OF ORANGETOWN

**ACABOR #15-56: Luigi O'Grady's Deli Sign Plan: Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

November 19, 2015

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TO: Michelle Worob, 106 North Middletown Road, Pearl River, New
York 10965
FROM: Architecture and Community Appearance Board of Review

RE: Luigi O'Grady's Deli Sign Plan: Application of CM Enterprises of
Rockland, Inc., applicant, for Pearl River Center Associates, owner, for the
review of a Sign Plan, at a site known as "**Luigi O'Grady's Deli Sign Plan**", in
accordance with Article 16 of the Town Law of the State of New York and
Chapter 2 of the Code of the Town of Orangetown. The site is located at 106
North Middletown Road, Pearl River, Town of Orangetown, Rockland County,
New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1,
Lot 3 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, November 19, 2015**, at which
time the Board made the following determinations:

Michelle Worob and Catherine O'Grady appeared and testified. The Board
received the following items:

- A.** Drawing of the proposed sign, prepared by All Type Signs.
- B.** Material Sheet, signed by Michelle Worob, dated November 4, 2015.
- C.** A copy of the Building Permit Referral, dated November 5, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a sign with channel letters
mounted on raceways, black returns:
 - a. 23.56 inch high green face letters "Luigi O'Grady's", with white LED
lighting;
 - b. 11.5 inch high red face letters "Deli & Catering", with red LED
lighting
 - c. Sign to be mounted on the building front and connected to the
existing power supply.
2. The Board found that the new sign would be illuminated from sundown to
sunup and placed on a timer.

The hearing was then opened to the Public. There being no one to be heard
from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the
application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Bruce Jensen and
seconded by Brian Terry and carried as follows: Jill Fieldstein, Chairperson; aye,
Blythe Yost, Vice-Chairperson; aye, Brian Terry; aye, Bruce Jensen; aye,
Brian Aitcheson; aye, Andrew Andrews, aye, and Deborah Stuhlweissenburg
aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign
this **DECISION** and file a certified copy in the Office of the Town Clerk and the
Office of the Architecture and Community Appearance Board of Review.

Dated: November 19, 2015
Cheryl Coopersmith

Cheryl Coopersmith
TOWN OF ORANGETOWN
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ACABOR #15-57: DePaola Garage Plan - Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

November 19, 2015
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TO: Joseph DePaola, 116 South Highland Avenue, Pearl River,
New York, 10965
FROM: Architecture and Community Appearance Board of Review

RE: DePaola Garage Plan: Application of Joseph DePaola, owner, for the review of a garage plan at a site known as “**DePaola Garage Plan**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 116 South Highland Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 3, Lot 22; in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 19, 2015**, at which time the Board made the following determinations:

Joseph DePaola appeared and testified.

The Board received the following items:

A. Site Plan dated April 13, 2011.

B. Architectural Plans prepared by Harry Goldstein, dated September 9, 2015, revised November 5, 2015:

Sheet 1 of 2: Left Side, Front and Right Side Elevations

Sheet 2 of 2: Floor/ Foundation Plan and Typical Wall Section

C. Material Sheet signed by Joseph DePaola.

D. A copy of the Building Permit Referral, dated October 20, 2015.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 1,408 square foot detached garage on his property. The applicant noted that the structure would be built into the grade of the property; only three sides of the garage would be visible. The garage siding would be Hardiboard or equal, in Sage or Heather Moss color. The roof would be Slate or Weatherwood shingles, manufactured by Timberline, or equal. The trim, door and windows would be white or sand color.
2. The Board found that the existing shed on the property would be removed. The applicant explained that the proposed garage would be used to store his vehicles and collection of antique cars which are presently stored on site and at his father's property.

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**ACABOR #15-57: DePaola Garage Plan - Approved as Presented
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The hearing was then opened to the Public.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Brian Terry and seconded by Blythe Yost and carried as follows; Jill Fieldstein, Chairperson; aye, Blythe Yost, Vice-Chairperson; aye, Brian Terry; aye, Bruce Jensen; aye, Brian Aitcheson; aye, Andrew Andrews, aye, and Deborah Stuhlweissenburg aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: November 19, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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